

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 11, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 11, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF March 4, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 4, 2013. The motion passed unanimously.

### COMMUNICATIONS

**FOIC Docket #FIC 2012-253.** The Board received a Notice of Final Decision dated March 4, 2013 from the Freedom of Information Commission concerning Docket #2012-253.

### REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 13-001 **Transaction/Contract Type:** New Lease  
**Origin/Client:** DAS/ DCF

**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6) & 1-210(b)(24)

The Board commenced its discussion of the proposed lease at 9:33 a.m. and concluded at 9:52 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

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**OPEN SESSION**

**PRB #** 13-003 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 42-297-1A  
**Grantee:** Silver and Forbes, LLC  
**Property:** Westerly side of Forbes St. at its intersection with Silver Lane, East Hartford  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 18,991+/- SF of vacant land to Grantee as the result of a sole abutter bid.

Ms. Goodhouse reported that this item was originally on the Board's agenda on January 22, 2013 and was returned to DOT for a deed correction. The correction having been made, SPRB staff recommended approval of the Quitclaim Deed transferring 18,991 SF of land to the Grantee. The sale price is \$30,000.

The 0.44 acre release parcel is irregular in shape, with 88 feet of frontage on Silver Lane, 116 feet on Forbes Street, and 53 feet at the corner where the streets meet. However, DOT will deny rights of access to enter the property from the streets.

**REAL ESTATE- NEW BUSINESS**

**PRB #** 13-033 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 143-162-1A  
**Grantee:** City of Torrington  
**Property:** Located along Brass Mill Dam Road, Torrington  
**Project Purpose:** Assignment of Land to the City of Torrington  
**Item Purpose:** Assignment of approximately 550 ± SF of land to the City of Torrington for highway purposes as part of the Rehabilitation of Bridge No. 05089 on Brass Mill Dam Road over the West Branch of the Naugatuck River Project.

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

In 2001 DOT acquired various rights and easements in Torrington as part of the Rehabilitation of Bridge No. 05089 on Brass Mill Dam Road over the West Branch of the Naugatuck River Project. The sole taking for this project was an interagency transfer of property from the Department of Environmental Protection to the Department of Transportation. Under the project Agreement No. 01.14.02(00), Item #9 stipulates that at completion, properties and rights acquired shall be released to the municipality for highway purposes.

**PRB #** 13-038 **Transaction/Contract Type:** RE / License Agreement  
**Origin/Client:** DAS/CTC  
**Licensor:** CPC Realty, LLC  
**Property:** 1181 Main Street, Hartford  
**Project Purpose:** License Agreement for Parking  
**Item Purpose:** One- year license agreement for 25 student parking spaces to be utilized by

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Capital Community College students that attend classes at the Capitol Preparatory Magnet School.

DAS seeks approval of a License Agreement to provide the use of surface parking spaces at 1181 Main Street, Hartford. The spaces will be used by Capital Community College students who attend classes held at the Capital Preparatory Magnet School, a Hartford public school, located at 1304 Main Street, Hartford.

The Agreement provides 25 parking spaces at the rate of \$49.00/space/month on Monday through Friday during the months of August through May, and expiring on May 31, 2014. Either party may terminate the agreement by giving 30 days prior notice. At expiration, the agreement may continue subject to the same terms. Any increase in the rate must be approved by the State Properties Review Board.

Staff recommended approval of the item.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>13-037</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-CTC-427	<b>Origin/Client:</b>	DCS/NCCC
<b>Contract:</b>	BI-CTC-427-CA		
<b>Consultant:</b>	Downes Construction Company, LLC		
<b>Property:</b>	Northwestern Connecticut Community College, Winsted		
<b>Project Purpose:</b>	Joyner Building Renovations Project		
<b>Item Purpose:</b>	New contract to compensate the consultant for construction administration services from the design documents phase through the completion of construction.		

Mr. Dillon explained that the project consists involves the complete design and construction of a new Joyner Hall at Northwestern Connecticut Community College (“NWCC”). The project scope includes the development of a new allied health, veterinary technician program as well as other academic courses in a 24,400 GSF building. The overall project program is intended to include all site work, upgraded utility requirements, modernized building components and the demolition of the existing Joyner Hall.

In March 2008 the Department of Public Works now known as the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Consultant Teams related to the Renovations to the Joyner Building Project. DCS elicited nine responses to the advertisement out of which all respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were Bantam Construction Company, Downes Construction Company, LLC, DPMCT, Inc. and Gar-San Corporation. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Downes Construction Company, LLC (“DCC”) as the most qualified firm.

DCS has confirmed for SPRB that funding is available for this contract. Mr. Dillon recommended that the Board approve this contract.

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***OTHER BUSINESS***

The Board took the following votes in Open Session:

**PRB FILE #13-001** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-001. The motion passed unanimously.

**PRB FILE #13-003** - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-003. The motion passed unanimously.

**PRB FILE #13-033** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-033. The motion passed unanimously.

**PRB FILE #13-037** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-037. The motion passed unanimously.

**PRB FILE #13-038** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-038. The motion passed unanimously.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary